037.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,400 /	983,400
					USE VALUE:	983,400 /	983,400
					ASSESSED:	983,400 /	983,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY JOHN & PHYLLIS &	
Owner 2:	LUSSIANO JOSEPHINE	
Owner 3:		
Street 1:	5 LEE RD	
Street 2:		
Twn/City:	WOBURN	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	01801	Type:

PREVIOUS OWNER

Owner 1:	LUSSIANO P& M & J JR& -
Owner 2:	MAHONEY JOHN & PHYLLIS -
Street 1:	5 LEE RD
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,220 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1880, having primarily Vinyl Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13220.000	458,300	2,500	522,600	983,400
Total Card	0.303	458,300	2,500	522,600	983,400
Total Parcel	0.303	458,300	2,500	522,600	983,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.99 | /Parcel: 393.9

Legal Description

User Acct 25092

GIS Ref

GIS Ref

Insp Date 12/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 037.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	458,300	2500	13,220.	522,600	983,400	983,400	Year End Roll	12/18/2019
2019	104	FV	353,400	2700	13,220.	473,600	829,700	829,700	Year End Roll	1/3/2019
2018	104	FV	353,400	2700	13,220.	449,100	805,200	805,200	Year End Roll	12/20/2017
2017	104	FV	330,800	2700	13,220.	392,000	725,500	725,500	Year End Roll	1/3/2017
2016	104	FV	330,800	2700	13,220.	334,800	668,300	668,300	Year End	1/4/2016
2015	104	FV	293,700	2800	13,220.	310,300	606,800	606,800	Year End Roll	12/11/2014
2014	104	FV	293,700	2800	13,220.	257,200	553,700	553,700	Year End Roll	12/16/2013
2013	104	FV	306,000	2800	13,220.	245,000	553,800	553,800		12/13/2012

!3072!

PRINT

Date	Time
12/10/20	18:23:29

LAST REV

Date	Time
05/14/19	14:28:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUSSIANO P& M &	59260-514		6/8/2012	Family	100,000	No	No		James Lussiano Jr dod 12/10/1998
LUSSIANO P& MIL	59204-448		5/31/2012	Family	200,000	No	No		
LUSSIANO THOMAS	26330-172		5/20/1996	Convenience	99	No	No		
LUSSIANIO ROSE	25180-262		2/12/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	25092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
3/24/2009	Measured	372	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/25/2000	Measured	263	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13220		Sq. Ft.	Site		0	64.	0.62	3									522,624						522,600	

Total AC/HA: 0.30349 | Total SF/SM: 13220 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 522,624 | Spl Credit | Total: 522,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07067311
Const Adj.:	0.99782026
Adj $ / SQ:	181.618
Other Features:	109300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655516
Depreciation:	197179
Depreciated Total:	458337

COMMENTS

OF=SINK IN BMT PART OF DECATUR GARDENS BEHIND HOUSE GREENHOUSE CHECK MAP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

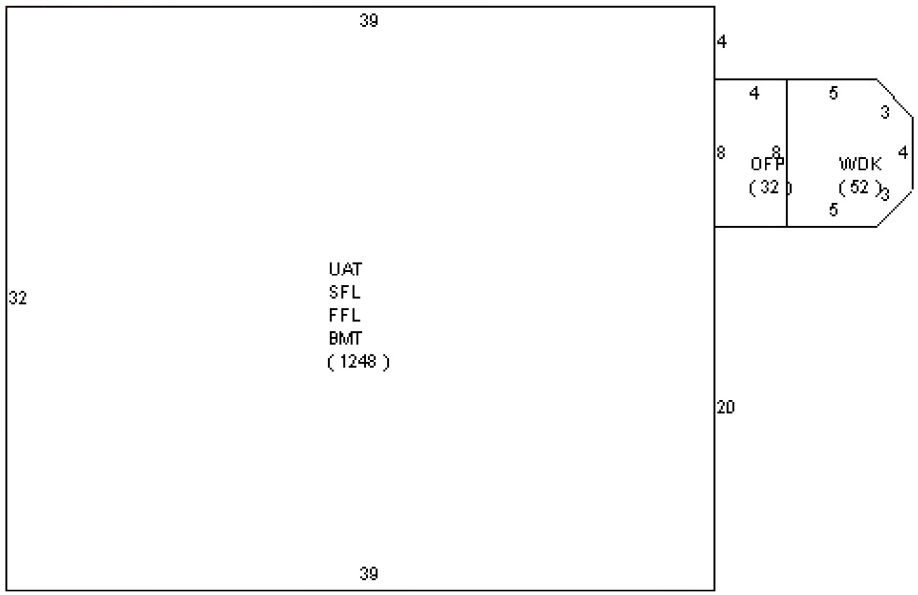
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.62
Special Features:	0	Val/Su Net:	110.70
Final Total:	458300	Val/Su SzAd	183.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	54.490	67,998
FFL	First Floor	1,248	181.620	226,659
SFL	Second Floor	1,248	181.620	226,659
UAT	Upper Attic	312	72.650	22,666
WDK	Deck	52	15.970	830
OFP	Open Porch	32	43.900	1,405

Net Sketched Area:	4,140			Total:	546,217
Size Ad	2496	Gross Are	5076	FinArea	2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X16	A	FR	1970	30.63	T	49	104			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	
				Total:	2,500